



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO PROPERTY OWNERS WITHIN 300 FEET AND RESIDENTS WITHIN 100 FEET OF A PROJECT

THURSDAY, MAY 18, 2017
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF JOHN CUYKENDALL, DUDEK, AGENT FOR IWF SB GATEWAY LLP, PROPERTY OWNERS OF 926 INDIO MUERTO, APN 017-284-003, C-2/SD-3 (COMMERCIAL AND COASTAL OVERLAY) ZONES; GENERAL PLAN DESIGNATION: GENERAL COMMERCE; LOCAL COASTAL PLAN DESIGNATION: GENERAL COMMERCE (MST2014-00415)

The proposed project involves the construction of a 62,541 square foot, 45-foot tall, four-story hotel development with 111 rooms and a 28,646 square foot parking garage with 121 spaces on a 38,122 square foot lot in the Non-Appealable Jurisdiction of the City's Coastal Zone. The site is C-2, Commercial Zone with a Local Coastal Plan Designation of General Commerce. The ground floor will consist of the parking garage and 3,054 square feet for back of house amenities, the second floor will be 22,407 square feet with 34 hotel rooms; the third floor will be 22,049 square feet with 44 hotel rooms; and the fourth floor will be 15,031 square feet with 33 hotel rooms and a roof terrace. The two existing commercial buildings on site totaling 12,110 square feet will be demolished.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2014-00010) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060); and
2. A Development Plan to allow the construction of 50,431 square feet of new non-residential square footage (SBMC Chapter 28.85); and
3. A Development Plan for a Transfer of Existing Development Rights to transfer 77 hotel rooms and 18,000 square feet of nonresidential floor area from 31 W. Carrillo Street and 535 E. Montecito Street to the project site (SBMC Chapter 28.85 and 28.95).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

You are invited to attend this hearing and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any materials over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

ADDITIONAL INFORMATION: This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, contact Kelly Brodison, Assistant Planner at (805) 564-5470, ext. 4531 or email KBrodison@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/PC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision. If the

Planning Commission decision is appealed, and if the City Council approves the project on appeal, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.44.200.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, May 11, 2017, an Agenda with all items to be heard on Thursday, May 18, 2017 will be available at 630 Garden Street and at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.